



CANNON BUILDING  
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**STATE OF DELAWARE  
REAL ESTATE COMMISSION**

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PUBLIC MEETING MINUTES:	<b>REAL ESTATE COMMISSION</b>
MEETING DATE AND TIME:	<b>Thursday, October 10, 2019 at 9:00 a.m.</b>
PLACE:	861 Silver Lake Boulevard, Dover, Delaware Conference Room A, Second Floor of the Cannon Building
MINUTES FOR APPROVAL	November 14, 2019

**MEMBERS PRESENT**

Nikki Lane, Professional Member, **Chairperson**  
Randy Marvel, Professional Member, **Vice-Chairperson**  
Nora Martin, Professional Member, **Secretary**  
Lynette Scott, Professional Member  
Jason Giles, Professional Member  
Lynn Rogers, Public Member

**DIVISION STAFF/ DEPUTY ATTORNEY GENERAL**

Eileen Kelly, Deputy Attorney General  
Alison Warren, Administrative Assistant III

**MEMBERS ABSENT**

No members absent

**ALSO PRESENT**

Ron Hohrein  
Sandy Hohrein  
Laurie Diaz  
Andrew Taylor  
Sal Sedita  
Terri Sandusky  
Barabara Walker  
Jeffrey Whitaker  
James Webster

**CALL TO ORDER**

Ms. Lane called the meeting to order at 9:00 a.m.

**REVIEW OF MINUTES**

The Commission reviewed the September 12, 2019 meeting minutes. Ms. Scott made a motion, seconded by Mr. Giles to approve the September minutes as written. By unanimous vote, the motion carried.

## **UNFINISHED BUSINESS**

### **Review and Sign Order for James Brandewie**

The order was reviewed by the Commission and by signed by Nikki Lane.

### **Review and Sign Order for Noah Blanch**

The order was reviewed by the Commission and by signed by Nikki Lane.

### **Reconsider New Office Permit Application for Myers Realty w/Loft Team LLC**

The Commission reviewed the application for Myers Realty w/Loft Team. Ms. Martin made a motion, seconded by Ms. Scott to table the new office permit application. The name on the application, signage and escrow account all need to match. It also needs to be confirmed that the office manager has been licensed for 5 years. By unanimous vote, the motion carried.

### **Reconsider New Office Permit Application for Keller Williams Realty**

The Commission reviewed the application for Keller Williams Realty. Ms. Martin made a motion, seconded by Ms. Scott to table the new office permit application. The signage needs to be updated with the brokerage name listed first and the team name secondary. The company name on the application needs to match what is listed on the escrow account. It needs to be confirmed that the office manager has been licensed for five years. By unanimous vote, the motion carried.

### **Review of Commission Rules and Regulations and Education Guidelines**

The Commission reviewed and discussed the updates included in the Rules and Regulations as well as the Education Guidelines:

The Commission discussed how long a Real Estate license can be in an inactive status. It is currently unlimited. The Commission decided the leave the current regulation in place.

Regulations 8.6.2, 8.6.5.3 and 8.6.5.4. were also discussed and reviewed.

8.8.7 – the word client will be updated with “as a buyer for tenant”.

Listed below are the update/changes from the review of the Education Guidelines:

6.9.2.1. – change to ten

6.9.3 – remove three continuing education courses

6.9.4 – make sure this is under the sales section only

9.10 – at the start of class a commission approved form will be provided.

9.12 – the form needs to be maintained for two years.

10.0 – at least twenty-five positive evaluations are needed in order to teach additional continuing education courses.

## **NEW BUSINESS**

### **Education Committee Report Update – October 3, 2019**

Sal Sedita was present from the Real Estate Education Committee and gave the Commission an update from the October meeting.

### **Ratification of Associate Brokers/Broker/Salesperson Applications**

Ms. Scott made a motion, seconded by Mr. Marvel, to ratify the approved applications for associate brokers, brokers, and salespersons per the attached list. By unanimous vote, the motion carried.

### Review of New Office Application(s):

Vantage Resort Realty of MD LLC – The Commission reviewed the new office permit application for Vantage Realty of MD.LLC. Mr. Marvel made a motion, seconded by Mr. Rogers to contingently approve the application. Confirmation that the office manager has been licensed for 5 years and a copy of the escrow account deposit slip needs to be provided. By unanimous vote the motion carried.

RE/Max Eagle Realty – The Commission reviewed the new office permit application for RE/Max Eagle Realty. Ms. Scott made a motion, seconded by Mr. Marvel to approve the application contingent that the office manager has been licensed for five years and an escrow deposit slip is provided. By unanimous vote the motion carried.

### Review of Relocation Application(s):

#### Berkshire Hathaway HomeServices Fox & Roach

The Commission reviewed the relocation application for Berkshire Hathaway. Mr. Giles made a motion, seconded by Mr. Marvel to table the application. An escrow account with the company name on it needs to be provided, along with a rendering of the office signage. The relocation cannot be completed until the office construction is complete, which is currently scheduled for October 31. Also the office cannot conduct business until they receive approval. By unanimous vote the motion carried.

### Status of Complaints

Complaint #02-010-19 – Closed by Investigator  
Complaint #02-11-19 – Sent to the AG's Office  
Complaint #02-15-19 – Closed by Investigator  
Complaint #02-16-19 – Closed by Investigator  
Complaint #02-21-19 – Closed by Investigator  
Complaint #02-2219 – Closed by Investigator  
Complaint #02-24-19 – Sent to AG's Office

### **CORRESPONDENCE**

There was no correspondence before the Commission

### **OTHER BUSINESS BEFORE THE COMMISSION** (for discussion only)

There was no other business before the Commission.

### **PUBLIC COMMENT**

There was no public comment

### **NEXT SCHEDULED MEETING**

The next meeting will be held on November 14, 2019 at 9:00 a.m. in Conference Room A, 861 Silver Lake Boulevard, Suite 203, Dover, DE.

### **ADJOURNMENT**

There being no further business before the Commission, Mr. Marvel moved, seconded by Ms. Martin to adjourn the meeting. By unanimous vote, the motion carried. The meeting adjourned at 10:19 a.m.

Respectfully submitted,

*Alison Warren*

Alison Warren  
Administrative Specialist III

The notes of this meeting are not intended to be a verbatim record of the topics that were presented or discussed. They are for the use of the Board members and the public in supplementing their personal notes and recall for presentation.